



Hardin County

Planning and Development Commission

Six Hundred and Sixty Fourth Meeting
Hardin County Government Center
Second Floor Meeting Room
15 December 2015 Meeting

1. Call to order
2. Unfinished Business
3. New Business
 - A.** Blooming Hills, Section 2 – Charles Nall is requesting an extension of the Friday, 15 September 2017 deadline for all improvements in the subdivision to be satisfactorily installed. (Memorandum and Resolution 2015-010 Attached)
 - B.** Consideration and action on the Minutes for the meeting held on 1 December 2015 (*Attached pgs.3-6*)
 - C.** Consideration and action on the Financial Report # 5, November FY 2016 (*Attached pg.7*)
 - D.** Evaluation of the Application Fee Schedule for the implementation of the Kentucky Building Code for calendar year 2016 (*Proposed fee schedule attached pages 8-9*).
 - E.** Evaluation of the Application Fee Schedule for the implementation of the Development Guidance System and Subdivision Regulation for calendar year 2016 (*Current fee schedule attached page 10*).
 - F.** Consideration and action on the extension of the Contract for the performance of electrical Inspections for calendar year 2016.
 - G.** Consideration and action on the extension of the Employment Agreement for Jimmy Morgan to continue as a “part time” Building Inspector for calendar year 2016.



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NOVEMBER 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 80 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 36 New lots approved for the month • 87 Net lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 93 SFD Permits for the year • 80 Total Building Inspections for the month • 800 Total Building Inspections for the year • 368 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 66 Total Permits for the month • 773 Total Permits for the year • 158 Total Electrical Inspections for the month • 1497 Total Electrical Inspections for the year

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	FOX, KENNETH	394 YATES CHAPEL ROAD	3	20.5380	10/26/2015	12/1/2015
1 FINAL PLAT	HALCYON PLACE SUBDIVISION	8614 LEITCHFIELD RD	14	144.9410	11/16/2015	12/1/2015
1 FINAL PLAT	GREEN ACRES SUBDIVISION, LOTS 49-52	32 SOUTH LONG GROVE ROAD	0	0.0000	10/19/2015	12/2/2015
1 FINAL PLAT	JODI'S ACRES, LOT 1	KNOX RD	0	2.3500	11/19/2015	12/3/2015
1 FINAL PLAT	LONGVIEW ESTATES SECTION 2, LOTS 28 & 29	429 MEADOWVIEW DRIVE	-1	0.0000	9/13/2015	12/7/2015
1 FINAL PLAT	SEAGRAVES FARM DIVISION, LOTS 2 & 3	9921 ST JOHN RD	0	0.0000	11/3/2015	12/10/2015
1 FINAL PLAT	COFFMAN ACRES SUBDIVISION	872 RINEYVILLE BIG SPRINGS ROAD	1	1.0150	12/7/2015	12/11/2015
			17	168.8440		

Total Records: 7

12/14/2015

The next Commission meeting is scheduled for Tuesday, January 5, 2016 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Sixty Third Meeting
Hardin County Government Center
Second Floor Meeting Room
1 December 2015 Meeting

1. Call to order
2. Unfinished Business
3. New Business
- A. **MAP AMENDMENT PUBLIC HEARING**– Altec is requesting a zone change from Urban Residential Zone (R-1) to Convenience Commercial Zone (C-1) for ± 9.8 acres to allow for the expansion of their existing parking lot. Additionally, they are requesting a **Variance** for relief from the required road frontage and 1:3 lot width-to-length ratio. The site is located north of Leitchfield Rd (US 62) and west of Altec Drive and behind the home at 4318 Leitchfield Road. (Resolution 2015-009)
- B. **AGRICULTURAL DISTRICT (047-03) REVIEW** – Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the North Urban Planning Area and is zoned Urban Residential (R-1). The 43 acres consists of 1 parcel that is west of the Patriot Parkway (KY 361) & Knox Avenue (KY 1500) intersection. The following owner has petitioned the Board of Supervisors to consider the request: MARTHA MCCOMBS. (*Resolution 2015-011*).
- C. **AGRICULTURAL DISTRICT (047-08) REVIEW** – Consideration and action on request from the Hardin County Conservation District Board of Supervisors to review the recertification of an Agricultural District for the Conservation District Program. The District is located in the Natural Resource Planning Area and is zoned Rural Residential (R-2) and Agricultural (A-1). The 213.5 acres consists of 3 lots and 1 tract that lie west of New Glendale Road (KY 1868) and north of Shady Bower Lane. The following owners have petitioned the Board of Supervisors to consider the request: BERT & BONNIE JOLLY. (*Resolution 2015-012*).
- D. Consideration and action on the Minutes for the meeting held on 20 October 2015 (*Attached pgs. 3-6.*)
- E. Consideration and action on the 2016 Meeting Schedule (*Attached pg.7*)
- F. Consideration and action on the Financial Report # 4 October FY 2016 (*Attached pg. 8*)

The following items are for information only and do not require action:

BOARD OF ADJUSTMENT APPOINTMENT

On October 27th **Greg Youngblood** was appointed to the Board of Adjustment by the Hardin County Fiscal Court to fill the expired term of Brent Goodin and to serve from November 1 to June 30, 2018.



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OPEN HOUSE

On November 9th a ribbon cutting ceremony was held for the County Government Building at 1:00 p.m., tours of the center ran until 6:00 p.m.

OCTOBER 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 10 Subdivision plats were approved for the month • 71 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 17 New lots approved for the month • 51 New lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 86 SFD Permits for the year • 88 Total Building Inspections for the month • 718 Total Building Inspections for the year • 341 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 89 Total Permits for the month • 706 Total Permits for the year • 177 Total Electrical Inspections for the month • 1334 Total Electrical Inspections for the year

The following subdivision plats have been recorded since October 20, 2015:

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	AMOS ACRES SUBDIVISION	ST JOHN RD	2	21.4980	9/30/2015	10/22/2015
1 FINAL PLAT	SWIFTCREEK SUBDIVISION, LOTS 1, 2, & 3	ST JOHN RD	0	0.0000	10/15/2015	10/22/2015
1 FINAL PLAT	SHORTY ACRES SUBDIVISION, SECTION 1	3495 SAINT JOHN CHURCH RD	2	10.0850	8/6/2015	10/26/2015
1 FINAL PLAT	TWYLA JO ESTATES	150 N. GRANDVIEW	6	26.6170	10/27/2015	10/28/2015
1 FINAL PLAT	BENNINGTON PLACE, LOT 13	2136 W RHUDES CK RD	1	0.0000	4/29/2014	10/28/2015
1 FINAL PLAT	JEB ACRES	BLUEBALL RD	11	139.9830	10/13/2015	11/2/2015
1 FINAL PLAT	FOX RUN SUBDIVISION, LOTS 15A & 17A, SECTION 5	BRYAN STREET	4	48.2600	11/9/2015	11/12/2015
1 FINAL PLAT	TAHOE ESTATES, SECTION 2	FLINT HILL ROAD	8	105.3140	10/29/2015	11/13/2015
1 FINAL PLAT	T C ACRES SUBDIVISION	JAMES DUVALL LANE	2	10.3040	9/17/2015	11/13/2015
1 FINAL PLAT	DOLLAR GENERAL	ON THE 13500 BLOCK	2	8.0410	10/6/2015	11/13/2015
1 FINAL PLAT	CEDAR GROVE ACRES, SECTION A, LOTS 12-16	SPRING MEADOW DRIVE	-4	0.0000	11/4/2015	11/17/2015
1 FINAL PLAT	MINIARD ACRES SECTION 1 - LOT 2A	278 KRAFT RD	6	0.0000	10/21/2015	11/19/2015
1 FINAL PLAT	ALOHA SUBDIVISION	EASTVIEW RD	3	12.4660	11/12/2015	11/24/2015
1 FINAL PLAT	SYCAMORE BEND SUBDIVISION	50 DEERFIELD COURT	-1	0.0000	11/17/2015	11/24/2015
			42	382.5680		

Total Records: 14

11/30/2015

The next Commission meeting is scheduled for Tuesday, December 15, 2015 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Sixty Second Meeting
Hardin County Government Center
Second Floor Meeting Room
20 October 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

5:00 PM; MAP AMENDMENT PUBLIC HEARING – Scott & Jeannie Langley are requesting a zone change from Rural Residential Zone (R-2) to Convenience Commercial Zone (C-1) for ± 2.006 acres to allow for the construction of a Dollar General store. The property is located at the 13500 Block of Leitchfield Rd (US 62). (*Hearing Packet and Resolution Number 2015-008 provided*).

- A. Habersham Subdivision – Mike Billings, of Engineering Design Group, and on behalf of WILSON & MUIR BANK & TRUST C/O JEFF BLAIR, is seeking consideration of a request to waive the preliminary plat requirement that an earthen berm with plantings be constructed along Cecilia Smith Mill Road.
- B. Consideration and action on the Minutes for the meeting held on 15 September 2015 (*Attached pgs. 3-5.*)
- C. Consideration and action on the Financial Report # 2 August FY 2016 (*Attached pg.6*)
- D. Consideration and action on the Financial Report # 3 September FY 2016 (*Attached pg.7*)

The following items are for information only and do not require Commission action:

CAAK Fall Education Conference On October 11-14, 2015, Jimmy Morgan and Rust Boone attended the 2015 Fall Conference in Bowling Green, KY at the University Plaza Hotel & Conference Center. The conference schedule provided many great training opportunities.

IMPROVED HODGENVILLE TO I-65 STUDY On 27 October 2015, KYTC will hold an informational public meeting, concerning the Hodgenville to I65/Glendale study. The meeting will be held from 5-7 PM at the First Baptist Church, 730 Tonieville Road, Hodgenville, KY 42748. A Local Official /Stakeholder meeting will be held prior at 2 PM. A project team has studied a more reliable and safe connection between Hodgenville and I-65/Glendale. The level of detail for evaluation will include cost estimates and an analysis of impacts and benefits.

ELIZABETHTOWN ANNEXATION The portion of Winding Brook Subdivision, which adjoins Ridgecreek Estates in the City of Elizabethtown, will be annexed into the city. A public hearing is scheduled for 10 November 2015 before the Elizabethtown Planning Commission. The property is owned by Jim England at 2617 Stonemill Drive, Elizabethtown, KY.



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BRENT GOODIN TO RESIGN Brent Goodin, after more than 14-years of service, has submitted his resignation for the Board of Adjustment. We wish Brent the best in all of his future endeavors and appreciate his hard work and determination over the years.

BENNINGTON PLACE Glenn Turner, has completed a Street Entrance along W. Rhudes Creek Road for the residual lot (DGS 17-14) created in 2014. Residual lots promote the future development of property behind frontage lots along existing roads and are for remainder the of the property / farm. The following criteria shall be met for residual lots:

1. Street entrance approved by the HCRD or KYTC for future street intersections
2. Contain a minimum of 5 acres
3. Containing a minimum of sixty (60) feet of road frontage

JAMES DUVALL LANE Kenny Grimes, is in the process of constructing a 35-foot radius cul-de-sac at the end of James Duvall Lane, as required by the Subdivision Regulations (Article 4-1 M.3.), in an effort subdivide his farm to create two new vacant lots of family members.

SEPTEMBER 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 61 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 5 New lots approved for the month • 55 New lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 8 SFD Permits for the month • 79 SFD Permits for the year • 81 Total Building Inspections for the month • 628 Total Building Inspections for the year • 308 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 82 Total Permits for the month • 619 Total Permits for the year • 150 Total Electrical Inspections for the month • 1156 Total Electrical Inspections for the year

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	AMENDED PLAT OF DUNRAVEN PLACE, SECT 2, LOTS 17A & 18A	SOUTH ANTELOPE COURT	0	0.0000	1/2/1900	9/17/2015
1 FINAL PLAT	KYANN ESTATES	BACON CREEK ROAD	2	21.9470	9/14/2015	9/17/2015
1 FINAL PLAT	FIBLE'S CORNER, SECTION 1	2395 FULLER RD	1	0.0000	9/15/2015	10/5/2015
1 FINAL PLAT	DEVINS SUBDIVISION, LOT 2 & DEVINS SUBDIVISION, LOT 3, SECTION 2	N LONG GROVE ROAD	1	3.2700	4/28/2015	10/5/2015
1 FINAL PLAT	MILAN SUBDIVISION	521 E MAIN STREET & 533 E MAIN STREET	2	1.5200	9/4/2015	10/5/2015
1 FINAL PLAT	HORN SUBDIVISION, LOT 1	3555 CONSTANTINE RD	1	0.0000	9/9/2015	10/8/2015
			7	26.7370		

Total Records: 6

10/19/2015

The next Commission meeting is scheduled for Tuesday, November 17, 2015 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Sixty First Meeting
Hardin County Government Center
Second Floor Meeting Room
15 September 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

5:00 P.M. PUBLIC HEARING on Amendments to the Subdivision Regulations

- A. Jurisdictional Review of an Amended Minor Plat of Winding Brook Subdivision along Bewley Hollow Road, that backs up to Ridgecreek Estates in the City of Elizabethtown. Elizabethtown has requested that the plan review be conducted by the City of Elizabethtown Planning Office. The owner is Jim England at 2617 Stonemill Drive.
- B. Consideration and action on the Minutes for the meeting held on 21 July 2015 (*Attached pgs.4-5*)
- C. Consideration and action on the Financial Report # 1 July FY 2016 (*Attached pg.6*)
- D. Nomination and Election of Officers
- E. Consideration and action on a Proposed By-Law Amendment of ARTICLE V – MEETINGS to move the location of the regularly scheduled meeting of the Planning Commission (*Attached pg.7*).

The following items are for information only and do not require Commission action:

BUILDING INSPECTION QUADRANT MAP On 1 August 2015, the Kentucky Building Code Program implemented Building Inspection Areas for Hardin County. The county has been divided into four areas for Monday through Thursday, with Friday as a “catch-all”. This program has increased the per day inspection average from three to six and reduced the daily mileage from 150-miles to less than 50-miles – in one instance.

KY 313 CORRIDOR SUPPORT LETTER On 11 August, Colonel Stephen K. Aiton, Garrison Commander of Fort Knox, responded to the Planning Commission’s inquiries of the county’s comprehensive plan in regard to the KY 313 Corridor (*Attached pgs 8-9*).

RECEPTIONIST / PLANNING ASSISTANT ACHIEVEMENT On 3 September, Melissa Wilson has completed her first year with the Commission. We are pleased to have such a dedicated addition to the Team and appreciate her hard work!



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JIM SCUDDER STATE NATURE PRESERVE On 10 September, the Kentucky State Nature Preserves Commission invited Wesley Wright and others to attend a guided hike of the Jim Scudder SNP, off Rucker Lane at the old county landfill site. Hardin County Fiscal Court dedicated 58 acres of county property on Sept. 2, 1987, initiating the commission's first land protection partnership with local government. Later, the commission purchased 173 acres of additional glades and surrounding second-growth forest. The preserve protects one of the best remaining examples of limestone glades in Kentucky. These glades are dry, rocky openings on otherwise forested south-facing slopes. They provide habitat for several rare plant species, including the barrens silky aster.

FALL APA-KY CONFERENCE IN FRANKFORT On 11 September, Adam and Wesley attended a one-day HB 55 continuing education event of "Planning the Future, Preserving the Past". The program is will be at the Buffalo Trace Distillery.

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	AMENDED RECORD T K MANOR, SECTION 1, LOT 2 & TK MANOR SECTION 2	7671 HARDINSBURG ROAD	1	3.0460	7/8/2015	8/20/2015
1 FINAL PLAT	MABE ESTATES SECTION 2	FLINT HILL ROAD	3	19.9510	8/5/2015	8/24/2015
1 FINAL PLAT	LAVONE ACRES	1157 LONG HOLLOW ROAD	2	13.8700	8/25/2015	9/4/2015
1 FINAL PLAT	COFER FARMS SUBDIVISION, LOT 4C	270 UPPER COLESBURG ROAD	1	0.0000	7/15/2015	9/4/2015
1 FINAL PLAT	CENTRAL KENTUCKY GUN CLUB / REFFETT ESTATES SUBDIVISION, LOT 1B	3175 SOUTH DIXIE HIGHWAY	-1	0.0000	4/13/2015	9/4/2015
1 FINAL PLAT	CRADDOCKS ADDITION, LOTS 8-12	6551 NEW GLENDALE ROAD	-4	0.0000	6/1/2015	9/8/2015
1 FINAL PLAT	CARDIN SUBDIVISION LOTS 1A & 2B	1215 HORSEBEND ROAD	0	0.0000	8/31/2015	9/10/2015
			2	36.8670		

Total Records: 7

9/14/2015



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JULY 2015 REPORT

Plats Recorded: <ul style="list-style-type: none">• 12 Subdivision plats were approved for the month• 45 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 10 New lots approved for the month• 40 New lots approved for the year
Building Permits: <ul style="list-style-type: none">• 7 SFD Permits for the month• 59 SFD Permits for the year• 71 Total Building Inspections for the month• 476 Total Building Inspections for the year• 244 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 79 Total Permits for the month• 470 Total Permits for the year• 140 Total Electrical Inspections for the month• 873 Total Electrical Inspections for the year

AUGUST 2015 REPORT

Plats Recorded: <ul style="list-style-type: none">• 9 Subdivision plats were approved for the month• 54 Subdivision plats were approved for the year	New Lots Created: <ul style="list-style-type: none">• 10 New lots approved for the month• 50 New lots approved for the year
Building Permits: <ul style="list-style-type: none">• 12 SFD Permits for the month• 71 SFD Permits for the year• 72 Total Building Inspections for the month• 548 Total Building Inspections for the year• 273 Total Building Permits for the year	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none">• 65 Total Permits for the month• 535 Total Permits for the year• 132 Total Electrical Inspections for the month• 1005 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, October 20, 2015 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Sixtieth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
21 July 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Review of the DRAFT Subdivision Regulations and Proposed Amendments (*Attached*).
 - B. Consideration and action on the Minutes for the meeting held on 2 June 2015 (*Attached pgs. 1-3*)
 - C. Consideration and action on the Financial Report # 11 May FY 2015 (*Attached 4 pg.*)
 - D. Consideration and action on the Financial Report # 12 June FY 2015 (*Attached 5 pg.*)

Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
1 FINAL PLAT	ECHO VALLEY	VALLEY CREEK	3	8.7660	6/24/2015	7/20/2015
1 FINAL PLAT	SALLEE SUBDIVISION, LOTS 2 & 3		0	0.0000	6/15/2015	7/15/2015
1 FINAL PLAT	NELLIE BELL RIDGE	15801 SONORA HARDIN SPRINGS	0	0.0000	6/8/2015	7/15/2015
1 FINAL PLAT	BEUWIN ACRES	1043 PIERCE MILL ROAD	1	4.0010	6/3/2015	7/14/2015
1 FINAL PLAT	ANNABELLE FARM, SECTION 2	3502 MERCER LANE	2	8.0710	5/27/2015	7/6/2015
1 FINAL PLAT	ANNA LEE MEADOWS SUBDIVISION	HARTLEY LANE & BACON CREEK RD	3	7.2970	5/26/2015	7/2/2015
1 FINAL PLAT	PFIEFFER ESTATES, LOTS 8 & 9	175 MT. ZION ROAD	0	0.0000	5/13/2015	6/23/2015
1 FINAL PLAT	BRENTWOOD ESTATES, LOT 9A & RECORD PLAT BOXWOOD SUBDIVISION, LOT 1	91 CHANCELLOR COURT	0	0.0000	5/12/2015	6/17/2015
1 FINAL PLAT	GRATEFUL LIVING SUBDIVISION, LOT 5	HARGAN ROAD (KY 1882)	0	40.7540	5/11/2015	6/12/2015
1 FINAL PLAT	JAMISON ESTATES	333 CEDAR HILL	0	0.0000	5/7/2015	6/12/2015
1 FINAL PLAT	FEATHERSTONE ACRES	292 MILLER LANE	3	68.5070	4/22/2015	6/4/2015
1 FINAL PLAT	School Crest Subdivision, Lot 2	7298 New Glendale Road (KY 1136)	1	0.0000	1/28/2015	6/3/2015
			13	137.3960		

Total Records: 12



Hardin County

Planning and Development Commission

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21 July 2015

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MAY 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 9 Subdivision plats were approved for the month • 32 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 11 New lots approved for the month • 25 New lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 15 SFD Permits for the month • 46 SFD Permits for the year • 73 Total Building Inspections for the month • 317 Total Building Inspections for the year • 170 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 76 Total Permits for the month • 323 Total Permits for the year • 138 Total Electrical Inspections for the month • 574 Total Electrical Inspections for the year

JUNE 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 7 Subdivision plats were approved for the month • 39 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 7 New lots approved for the month • 32 New lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 7 SFD Permits for the month • 53 SFD Permits for the year • 91 Total Building Inspections for the month • 408 Total Building Inspections for the year • 220 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 68 Total Permits for the month • 391 Total Permits for the year • 159 Total Electrical Inspections for the month • 733 Total Electrical Inspections for the year

The following items are for information only and do not require Commission action:

CIRCUIT COURT HEARING On 9 June 2015, Judge Easton signed a motion to permanently enjoin and restrain Albert and Sarah Miller from operating a sawmill, taking any action converting timber or any other sawmill operation.

NEW GOVERNMENT BUILDING UPDATE On 24 June, Adam King attended a meeting pertaining to the New Government Building. Tentatively, the Planning Commission is scheduled to move on August 13th and 14th. The Planning Commission meetings will be held at our current location or the new Fiscal Court meeting room.

KYTC 4 and I-65 CONNECTION SCOPING STUDY A Project Team has been assembled to identify a more reliable and safer connection between Hodgenville and I-65 / Glendale, KY. Adam King, along with our Local Officials / Stakeholders, attended the meeting held on 30 June 2015 at the Lincoln Museum in Hodgenville, KY.

The next Commission meeting is scheduled for Tuesday, August 4, 2015 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Fifty-Ninth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
2 June 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Pike Legal Workshop discussion and HB 55 Requirements
 - B. Consideration and action on the Minutes for the meeting held on 21 April 2015
(Attached pgs 3-6)
 - C. Consideration and action on the Financial Report # 10 April FY 2015 *(Attached pg 7)*
 - D. Consideration and action of Budget Amendments for FY 2015 *(Attached pg 8)*
 - E. Consideration and action of FY 2016 Budget *(Provided)*

APRIL 2015 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 11 Subdivision plats were approved for the month • 24 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 14 New lots approved for the month • 23 New lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 11 SFD Permits for the month • 31 SFD Permits for the year • 79 Total Building Inspections for the month • 377 Total Building Inspections for the year • 129 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 93 Total Permits for the month • 247 Total Permits for the year • 127 Total Electrical Inspections for the month • 558 Total Electrical Inspections for the year



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Planning and Development Commission

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Review Type	Project / Subdivision Name	Site Address	Lots +/- (Plats Final)	Acres (All Permits)	Completed Date	Final Date
FINAL PLAT	JUNIOR WELDING SUBDIVISION	350 BACON CREEK ROAD	0	0.000	5/13/2015	5/27/2015
FINAL PLAT	DEVON BROOK ESTATES	3871 SPORTSMAN LAKE ROAD	1	0.489	5/18/2015	5/27/2015
FINAL PLAT	JODYS ACRES	MEETING CREEK ROAD	4	35.166	5/6/2015	5/27/2015
FINAL PLAT	KRIEGER ACRES	1330 BERRYTOWN ROAD	2	10.989	4/29/2015	5/6/2015
FINAL PLAT	THE ORCHARD, LOT 34B	48 W ANJOU COURT	0	0.000	4/29/2015	5/26/2015
FINAL PLAT	DUNRAVEN PLACE, SECTION 2, LOTS 17-20	SOUTH ANTELOPE COURT	0	0.000	4/16/2015	4/24/2015
FINAL PLAT	LARK HAVEN ESTATES, LOT 1	RINEYVILLE SCHOOL ROAD	0	0.977	4/17/2015	4/25/2015
FINAL PLAT	END OF TRAIL 2	S GRANDVIEW CHURCH ROAD	1	5.000	4/17/2015	4/26/2015
FINAL PLAT	JUNIOR WELDING SUBDIVISION	350 BACON CREEK ROAD	2	13.197	4/13/2015	4/27/2015
FINAL PLAT	AMENDED RECORD PLAT OF ARCHER HOLLOW & RECORD PLAT OF OAK HILL ACRES	1100 EASTVIEW ROAD	1	22.500	4/9/2015	4/28/2015
FINAL PLAT	GREEN RIDGE TREE FARM, SECTION 1, LOT 1 & SECTION 2	BARDSTOWN ROAD (US 62)	3	15.744	3/24/2015	4/28/2015
			14	104.0620		

Total Records: 11

The following items are for information only and do not require Commission action:

WELLHEAD PROTECTION PLAN (WHPP) The Hardin County Water District No. 1 is currently working on updating their WHPP, in which the District has asked for county. A meeting was held on 11 May 2015 to discuss the update on the 5-year plan.

2015 APA-KY SPRING CONFERENCE Adam and Wesley joined fellow Kentucky planners in Owensboro, Kentucky for the APA-KY Spring Conference. The education sessions, exciting networking opportunities, and some good old planning fun!

CIRCUIT COURT HEARING A motion for an injunction was present to Judge Easton in Circuit Court on 19 May 2015 for the Albert Miller Property on New Glendale Road. Court proceedings will continue in June in an attempt to achieve compliance with the Zoning Ordinance.

The next Commission meeting is scheduled for Tuesday, June 16, 2015 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Fifty-Eight Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
21 April 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Consideration and action on a request by Larry Clark to waive the Subdivision Plan Review fee for the creation of a Lot on Nacke Pike Road. Mr. Clark will be available to discuss the request with the Commission.
 - B. **MAP AMENDMENT PUBLIC HEARING** – Carl Bush Jr. is requesting a zone change from Urban Residential (R-1) to Convenience Commercial Zone (C-1) for a 1.175 acre portion of a 13.197 acre site with no project proposed at this time. The property is located at 350 Bacon Creek Road. (*Hearing Packet and Resolution Number 2015-004 provided*).
 - C. **MAP AMENDMENT PUBLIC HEARING** – Charles & Linda Upton are requesting a zone change from Convenience Commercial Zone (C-1) to Rural Residential (R-2) for \pm 2.5 acres to down zone the property to allow for residential improvements to be made on site. The property is located at 2008 Nolin Road. (*Hearing Packet and Resolution Number 2015-005 provided*).
 - D. Consideration and action on the Minutes for the meeting held on 17 March 2015 (*Attached pgs3-6.*)
 - E. Consideration and action on the Financial Report # 9 March FY 2015 (*Attached pg7.*)

The following items are for information only and do not require Commission action.

DUNRAVEN PLACE On 14 April, Fiscal Court accepted the three streets and drainage ways of Dunraven Place. The development began in 2009 and is located at the intersection of Patriot Parkway and Boone Road (36 Lots and 28 acres).

ISSUES AND INSIGHT On 17 April, Wesley Wright appeared as a guest on Issues and Insights with Host Melanie Parker. The topics included the New Government Building, 2014 Annual Review, the 2015 Outlook and the Subdivision Regulations.

RADCLIFF HB 55 TRAINING The City of Radcliff along with Pike Legal will host a Planning & Zoning Training session this Saturday, April 25 with registration starting at 8:00 a.m. The venue has been changed to the Radcliff Appliance Parts at 75 Nature Trail in Radcliff (Joe Prather Highway at Logsdon Parkway)

WELLHEAD PROTECTION PLAN (WHPP) The Hardin County Water District No. 1 is currently working on updating their WHPP, in which the District has asked for county

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participation. The plan was implemented in order to protect the District's two sources – Head of Rough and Pirtle Spring – from contamination. Part of the WHPP includes coordinating a planning team whose major responsibilities are to develop management strategies for the WHPP and assessing future needs of the community.

MARCH 2015 REPORT

Plats Recorded: <ul style="list-style-type: none"> • 6 Subdivision plats were approved for the month • 11 Subdivision plats were approved for the year 	New Lots Created: <ul style="list-style-type: none"> • 3 New lots approved for the month • 4 New lots approved for the year
Building Permits: <ul style="list-style-type: none"> • 9 SFD Permits for the month • 20 SFD Permits for the year • 70 Total Building Inspections for the month • 203 Total Building Inspections for the year • 78 Total Building Permits for the year 	Electrical Permits (6 Jurisdictions): <ul style="list-style-type: none"> • 70 Total Permits for the month • 155 Total Permits for the year • 102 Total Electrical Inspections for the month • 309 Total Electrical Inspections for the year

The next Commission meeting is scheduled for Tuesday, 5 May 2015 at 5:00 p.m.

TYPE	SUBDIVISION NAME	ACCESS ROAD	LOTS	ACRES	FP RECORDED
RECORD PLAT	ELJEN ESTATES & BOUNDARY SURVEY OF WALTERS FARM PARCEL A	THOROUGHbred LANE	1	4.932	15-April-15
RECORD PLAT	TAYLOR ESTATES, SECTION 1	HORRIS SCHOOL ROAD	1	3.1715	14-April-15
RECORD PLAT	WADE SUBDIVISION	MIDDLE CREEK ROAD	2	22.012	13-April-15
AMENDED PLAT	DEVIN'S SUBDIVISION, LOT 2 DEVIN'S SUBDIVISION, LOT 3 SECTION 2	N. LONG GROVE ROAD	3	14.0417	09-April-15
AMENDED PLAT	CEDAR HILLS		-15	0	06-April-15
AMENDED PLAT	LAMM ESTATES, SECTION 1, LOTS 6 & 7	ST. JOHN CHURCH ROAD	0	0	31-Mar-15
RECORD PLAT	LARK HAVEN ESTATES	RINEYVILLE SCHOOL ROAD	1	5.8381	25-Mar-15
RECORD PLAT	KENNY'S ACRES	GOODMAN LANE	1	5.008	20-Mar-15
RECORD PLAT	RECORD PLAT & BOUNDARY SURVEY OF SLAPHAPPY ACRES	BERRYTOWN ROAD	1	4.565	18-Mar-15
NEW LOTS SINCE LAST MEETING			-5		



Hardin County

Planning and Development Commission

Six Hundred and Fifty-Seventh Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
17 March 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

A. **MAP AMENDMENT PUBLIC HEARING** – Robert & Debra Krieger are requesting a zone change from Rural Residential (R-2) to Urban Residential (R-1) for 11.0 acres to allow for the property to be further subdivided. The property is located at 1330 Berrytown Road southeast of the intersection with Jenkins Road (*Hearing Packet and Resolution Number 2015-003 provided*).

- Additionally, a **VARIANCE** from the 1:4 lot width-to-length ratio is being sought to allow for the property to be further subdivided, within the R-1 Zone.

B. Consideration and action on the Minutes for the meeting held on 3 February 2015 (*Attached pgs.3-5*)

C. Consideration and action on the Financial Report # 8 February FY 2015 (*Attached pg.6*)

The following items are for information only and do not require Commission action.

LOCAL PLANNING COMMITTEE

Wesley Wright (and others) has been asked by Hardin County Schools' to serve on the Local Planning Committee again this year in an effort to revise the current District Facilities Plan. The first meeting was scheduled on 9 March 2015. The meeting consisted of Orientation, Review of Current District Facility Plan, Discussion of enrollment projections, District Financial Bonding Capacity, and possible development impact to the District.

FISCAL COURT APPOINTED STEVE STECK Hardin County Fiscal Court has re-appointed Steve Steck to a four year term with the Planning Commission. His term will end 30 April 2019.

BUDGET MEETING WITH JUDGE BERRY

Wesley Wright met with Judge Berry on 16 March 2015 to discuss the Fiscal Year 2016 Budget approved by the Commission.



Hardin County

Planning and Development Commission

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17 March 2015

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FEBRUARY 2015 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 3 Subdivision plats were approved for the month • 5 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 0 New lots approved for the month • 1 New lots approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 6 SFD Permits for the month • 11 SFD Permits for the year • 69 Total Building Inspections for the month • 113 Total Building Inspections for the year • 54 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 36 Total Permits for the month • 85 Total Permits for the year • 89 Total Electrical Inspections for the month • 206 Total Electrical Inspections for the year

TYPE	SUBDIVISION NAME	ACCESS ROAD	LOTS	ACRES	FP RECORDED
AMENDED PLAT	DIANNA SUBDIVISION, LOT 1	CHESTNUT GROVE RD	0	0.517	09-Mar-15
AMENDED PLAT	THE ORCHARD, LOTS 32A & 34A	W ANJOU CT	-1	0	03-Mar-15
NEW LOTS SINCE LAST MEETING			-1		

The next Commission meeting is scheduled for Tuesday, 21 April 2015 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Fifty-Sixth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
3 March 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business
 - A. Presentation : A Review of the 2014 Annual Report
 - B. Presentation : A Review of the current Subdivision Regulations and Proposed Amendments
 - C. Consideration and action on the Minutes for the meeting held on 3 February 2015 (*Attached pg. 3-5*).
 - D. Consideration and action on the Financial Report # 7 January FY 2015 (*Attached pg.6*)
 - E. Discuss Personnel Matters of the Commission
 - F. Consideration and action on the FY 2016 Budget (*Provided*).

The following item is for informational purposes only and does not require Commission action:

RECEPTIONIST / PLANNING ASSISTANT ACHIEVEMENT

Melissa Wilson has completed her 6-month Provisionary Period with the Commission. We are pleased to have such a dedicated addition to the Team. We appreciate her hard work!

JANUARY 2015 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 2 Subdivision plats were approved for the month • 2 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 1 New lot approved for the month • 1 New lot approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 5 SFD Permits for the month • 5 SFD Permits for the year • 44 Total Building Inspections for the month • 44 Total Building Inspections for the year • 24 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 49 Total Permits for the month • 49 Total Permits for the year • 118 Total Electrical Inspections for the month • 118 Total Electrical Inspections for the year



Hardin County

Planning and Development Commission

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3 March 2015

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TYPE	SUBDIVISION NAME	ACCESS ROAD	LOTS	ACRES	FP RECORDED
AMENDED PLAT	BROOKSIDE ESTATES SECTION 1	RINEYVILLE ROAD	-4	0	23-Feb-15
AMENDED PLAT	SPORTSMANS LAKE SUBDIVISION	LAKESHORE DRIVE	0	0.186	20-Feb-15
AMENDED PLAT	VALLEY FIELDS SUBDIVISION LOTS 1& 2	RINEYVILLE ROAD	-1	0	3-Feb-15
NEW LOTS SINCE LAST MEETING			-5		

The next Commission meeting is scheduled for Tuesday, 17 March 2015 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Fifty-Fifth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
3 February 2015 5:00 p.m.

- A. Call to order
- B. Unfinished Business
- C. New Business

MAP AMENDMENT PUBLIC HEARING – Doug Leasor is requesting a zone change from Light Industrial (I-1) & Urban Residential (R-1) to Convenience Commercial (C-1) for 4.009 acres. The property is located on the north side of Rineyville Road, between Pointers Ridge Court and Creekview Lane in Rineyville, KY. The address is 6300 Rineyville Road. (*Hearing Packet and Resolution Number 2015-002 provided*).

- D. Consideration and action to grant Jurisdictional Authorization to the City of Elizabethtown for review of an Amended Record Plat of Pence Property, Section 1. The property is located on US31W, between S. Wilson Road and Crutz Lane.
- E. Consideration and action on the Minutes for the meeting held on 6 January 2015 (*Attached pg. 3-4*).
- F. Consideration and action on the Financial Report # 6 December FY 2015 (*Attached pg. 5*).
- G. Consideration and action on the Audit prepared by Stiles, Carter & Associates for Fiscal Year 2014 ending 30 June 2014. (Copy provided)

The following item is for informational purposes only and does not require Commission action:

RING ROAD AND THE WESTERN KY PARKWAY

Staff attended a meeting with the City of Elizabethtown and a representative of Love's Travel Stops. The 93 acres at the southeast intersection of Ring Road and the Western Kentucky Parkway is being considered for development. The property is currently in Hardin County and will be consider for annexation.

PEAR ORCHARD RD/ PEAR ORCHARD RD NORTHWEST CORRIDOR

A public information meeting regarding proposed improvements to Pear Orchard Road and Pear Orchard Road Northwest is set for 5 to 7 p.m. Feb. 3 at Northside Baptist Church, 1800 Pear Orchard Road. Handouts containing information about the project, comment sheets and displays will be available. Representatives from the city and project consultants will be on hand to answer questions. In November of 2014, the Commission, Fiscal Court and the Elizabethtown City Council participated in a joint meeting to discuss the corridor.



Hardin County

Planning and Development Commission

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3 February 2015

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TYPE	SUBDIVISION NAME	ACCESS ROAD	LOTS	ACRES	FP RECORDED
AMENDED PLAT	ROADWAY SUBDIVISION LOT 29	BLACK JACK RD	1	1.08	20-Jan-15
AMENDED PLAT	THE WOODS, SECTION 1, LOTS 13 & 14	WOODS COURT	0	0	12-Jan-15
NEW LOTS SINCE LAST MEETINGS			1		

The next Commission meeting is scheduled for Tuesday, 17 February 2015 at 5:00 p.m.



Hardin County

Planning and Development Commission

Six Hundred and Fifty-Fourth Meeting
H.B. Fife Courthouse Building
Third Floor Courtroom
6 January 2015 5:00 p.m.

1. Call to order
2. Unfinished Business
3. New Business

A. **MAP AMENDMENT PUBLIC HEARING** – Matt and Renee Ratliff c/o Lawn Doctor of Hardin County are requesting a zone change from Urban Residential (R-1) to Convenience Commercial (C-1) for the remaining 3-acres of the 5-acre lot. The property is located on the north side of Rineyville Road, between Brock Road and Cecil Road in Rineyville, KY. The address is 7440 Rineyville Road. (*Hearing Packet and Resolution Number 2015-001 provided*).

B. Consideration and action on the Minutes for the meeting held on 16 December 2014 (*Attached pg. 3-4*).

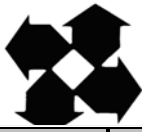
The following item is for informational purposes only and does not require Commission action:

FORT KNOX COMMUNITY LISTENING SESSION

Wesley Wright is attending a Community Listening Session scheduled by Fort Knox and the Department of the Army headquarters officials at 5:30 p.m. Jan. 6, 2015 at Hardin County Schools Performing Arts Center at John Hardin High School. This is a forum for leaders and citizens to comment on factors they believe Army leadership should consider when making decisions about force reductions and restructuring that could affect the Fort Knox area. Our community response was strong during the public comment period, with over 14,000 letters sent to Army leaders. This Community Listening Session is the next step so you can help keep Fort Knox strong.

DECEMBER 2014 REPORT

<p>Plats Recorded:</p> <ul style="list-style-type: none"> • 4 Subdivision plats were approved for the month • 93 Subdivision plats were approved for the year 	<p>New Lots Created:</p> <ul style="list-style-type: none"> • 2 New lots were approved for the month • 117 New lots were approved for the year
<p>Building Permits:</p> <ul style="list-style-type: none"> • 7 SFD Permits for the month • 99 SFD Permits for the year • 67 Total Building Inspections for the month • 848 Total Building Inspections for the year • 346 Total Building Permits for the year 	<p>Electrical Permits (6 Jurisdictions):</p> <ul style="list-style-type: none"> • 71 Total Permits for the month • 766 Total Permits for the year • 137 Total Electrical Inspections for the month • 1501 Total Electrical Inspections for the year



Hardin County

Planning and Development Commission

TYPE	SUBDIVISION NAME	ACCESS ROAD	LOTS	ACRES	FP RECORDED
AMENDED PLAT	JAGGERS ESTATES, SECTION 3, LOT 6A	SMITH MILL RD		0	31-Dec-14
RECORD PLAT	Phillips Property	Devers Rd	1	25.77	16-Dec-14
AMENDED PLAT	Mayfair Place Subdivision, Section 1, Lot 1A & 2A	Rineyville Big Springs Rd (KY HWY 220)		0	15-Dec-14
BOUNDARY SURVEY	Boundary Survey for James Wesley and Joy Carroll Miller (PAGE 1 OF 2)	Miller Rd		0	09-Dec-14
BOUNDARY SURVEY	Boundary Survey for James Wesley and Joy Carroll Miller (PAGE 2 OF 2)	Miller Rd		0	09-Dec-14
AMENDED PLAT	Harvest View Subdivision, Lot 51	Harvest Drive	1	0	02-Dec-14

BOARD OF ADJUSTMENT – A Meeting was held on Thursday, 18 December at 5:00 PM.

The following actions were taken:

CONDITIONAL USE PERMIT – Event Venue, Approved (21 Conditions) - JOHN & MICHELLE EDWARDS, obtained approval to allow for an existing Accessory Structure (56’x80) to be converted in order to assemble individuals for Wedding / Event Venues. The property is a 12 acre site located at 495 Gilead Church Road, west of South Dixie (US 31W) within the Glendale Industrial Area and zoned Rural Residential (R-2).

CONDITIONAL USE PERMIT – Shipping Container Dwelling, Approved (10 Conditions) - Habitat for Humanity, on behalf of Jo Ann Priddy, obtained approval to allow for Shipping Container (8’x40’) to be located on the property. The Container has been designed by Icon Engineering and will convert into a single family dwelling, under the 2013 Kentucky Residential Code. The property is a ± 2 acre site located at 2491 Cash Rd, Upton, KY 42784, south of Owsley Rd, within the South Hardin Planning Area, and zoned Rural Residential (R-2).

CONDITIONAL USE PERMIT – Rock Quarry, Tabled to 8 January 2015 - Hanson Aggregates is requesting approval to expansion of the existing quarry on to an additional 180-acres to the south. The property in question received a zone change in November 2014. The Quarry was first established in 1914 and has operated on approximate 182-acres located at 607 Quarry Rd. This site is position between the City of Upton and the Hart County line within the South Hardin Planning Area and zoned Heavy Industrial (I-2).

VARIANCE – Front Building Setback, Denied, JOSHUA LINDBLOOM had requested for relief from the 40-foot front building setback to accommodate a proposed manufactured home. The previous mobile home has been damage by a motor vehicle leaving the roadway and entering the unit. The property is a 0.39-acre (100’x171’) located at 2657 Springfield Road, west of Barnes Lane. The property currently owned by TONY GRIFFITH.

The next Commission meeting is scheduled for Tuesday, 20 January 2015 at 5:00 p.m.